

15 November 2024

Dan and Danielle de Gail  
24 Beach Road  
Collaroy NSW 2097

c/o: Luke Johnson <luke@ramaarchitects.com>

**Stormwater design for DA in support of the dwelling at 24 Beach Road**

Dear Dan and Danielle

Please find attached the stormwater management plan to support the proposed dwelling at 24 Beach Road Collaroy.

The stormwater management plan for the proposed development is described in the following Stellen Consulting drawings:

SW-000	Revision 1	Legend
SW-001	Revision 2	Pipe Layout
SW-002	Revision 0	Pipe Layout – Roof
SW-100	Revision 2	Details
SW-200	Revision 0	Site Areas

The stormwater management plan generally conforms to the relevant requirements of the following with noted exceptions:

- *AS/NZS 3500.3:2021 – “Plumbing and Drainage: Part 3 Stormwater Drainage”*
- *Northern Beaches Council’s Water Management for Development Policy (2021).*

**Exception(s)**

Section 9.4 of the Water Management for Development Policy requires the habitable floor level to be a minimum of 300mm above the maximum OSD design storage level, however, a freeboard of 200mm has been provided given that the OSD storage is downstream of the dwelling and any overflow from the detention tank will discharge to the street and there is no flood risk to the dwelling,

Please contact us if you have any questions.

Kind regards,



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